426.14

(14)

88-3715

BOOK 7523 PAGE 980

Map-Parcel No.
41-8-34

(3)

Send property tax bill to:
CIRCLE K PROPERTY MANAGEMENT
P. O. Box 52084 04/22 0101 03CHECK 426.14
Phoenix, Arizona 85072-2084

This instrument was prepared by Linda K. Kirby, Kemp, Smith, Duncan & Hammond, 2000 MBank Plaza, El Paso, Texas 79901.

24328

IDENTIFICATION REFERENCE

APR 22 11 37 AM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN
FELIX Z. WILKINSON, JR.

2 3 7 5 8

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON

This indenture, made this 28th day of March, 1988, between The Southland Corporation, a Texas corporation, of the County of Dallas and State of Texas hereinafter called the Grantor, and Circle K Convenience Stores, Inc., a Texas corporation, of the County of Maricopa and State of Arizona hereinafter called the Grantee.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the said Grantee, its successors and assigns forever the real property situated and being in the County of DAVIDSON, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein by reference, together with the rights, easements and appurtenances pertaining thereto and any right, title and interest of Grantor in and to adjacent streets, alleys, or rights of way, and improvements thereon.

SUBJECT TO current taxes and assessments not delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee, its successors and assigns. Grantor does covenant and agree to and with the said Grantee, its successors and assigns that Grantor is lawfully seized in fee of the aforesaid premises; that Grantor has good right to sell and convey the same to

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Grantee as aforesaid, and that the before granted land and premises, Grantor will warrant and defend against all lawful claims by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and affixed its seal on the day and year above written.

ATTEST:

Daniel T. Crook
Assistant Secretary

THE SOUTHLAND CORPORATION

By: K. M. Hawth
Vice President

SEAL

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared K. M. Hawth and Daniel T. Crook, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Vice President and Assistant Secretary, respectively, of The Southland Corporation, the within named bargainor, a Texas corporation, and that they as officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

Witness my hand and official seal in the County and State last aforesaid this 28th day of March, 1988.

Deborah A. Allen
NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS

My Commission Expires:

DEBORAH A. ALLEN, Notary Public
In and for the State of Texas
My Commission Expires 3/10/92

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DALLAS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,759.00

Daniel T. Crook
Affiant Asst Sec

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 19 88

Deborah A. Allen
Notary Public

MY COMMISSION EXPIRES:

DEBORAH A. ALLEN
Notary Public, State of Texas
My Commission Expires 3/10/92

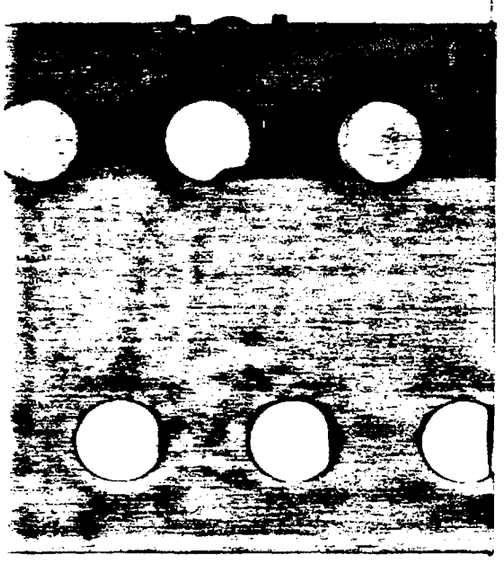
24328 TN
DAVIDSON
NASHVILLE
NWC DICKERSON/OLD HI

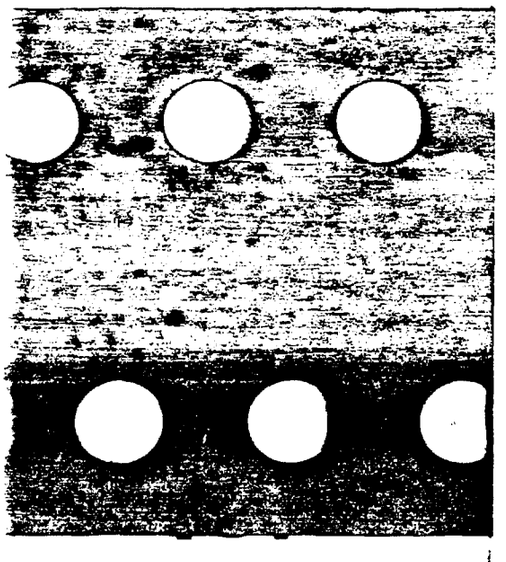
EXHIBIT A

A tract of land in the Second Civil District, Metropolitan Nashville-Davidson County, Tennessee, formerly the Tenth Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a railroad spike set on the westerly right-of-way line of Dickerson Pike, U.S. 41 and 31-W, at the northerly end of the northwesterly return curve at Dickerson Pike and Old Hickory Boulevard; thence, with said return curve (radius 50 feet) southwesterly a distance of 70.92 feet to a railroad spike set on the northerly right-of-way of Old Hickory Boulevard, said curve having a chord bearing and distance of S 60 degrees 02' 15" W 65.126 feet; thence, with the northerly right-of-way line of Old Hickory Boulevard, N 79 deg. 19' 33" W 136.11 feet to an iron pin set at the beginning of a curve; thence, with said curve to the right (radius 2,797.79 feet) northwesterly a distance of 10.69 feet to an iron pin set, said curve having chord bearing and distance of N 79 deg. 12' 59" W 10.690 feet; thence, with a line severing the property of which this is a part, N 16 deg. 56' 31" E 175.00 feet to an iron pin set; thence, continuing with severance line S 81 deg. 38' 53" E 200.00 feet to an iron pin set on the westerly right-of-way line of Dickerson Pike; thence, with the westerly right-of-way line of Dickerson Pike, S 20 deg. 04'33" W 73.56 feet to a railroad spike set at the beginning of a curve; thence, with said curve to the left (radius 5,770.00 feet) southwesterly a distance of 67.95 feet to the point of beginning, said curve having a chord bearing and distance of S 19 deg. 44' 18" W 67.941 feet. The above described property containing 34,158 square feet or 0.784 of an acre, and being Lot no.1 on the Plan of the J.Douglas Wright Subdivision of record in Book 5190, Page 718, Register's Office in said county

BEING the same and part of the same property conveyed to J. Douglas Wright, Jr., and wife, Marilyn Joan Wright, a one-half undivided interest and Linda Gayle Nipp and husband Robert G. Nipp, a one-half undivided interest, by deeds from J. Douglas Wright and wife, Willimae Wright, of record in Book 4344, Page 541 and Book 4877, Page 995, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 983

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

237.58.

IDENTIFY REFERENCE

APR 22 11 37 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	148759.00
CON TX	416.64
PRFEE	0.50
WDEED	9.00
TOTAL	426.14
CHECK	426.14

4/22/88 01 11:37 0001 7302

No. 83405